

CITY OF ALAMO HEIGHTS
CITY COUNCIL
June 23, 2008

A special meeting/work session of the City Council of the City of Alamo Heights, Texas was held at the Council Chambers, 6120 Broadway, at 3:00 p.m. on Monday, June 23, 2008.

Present and composing a quorum were:

Mayor Louis Cooper
Councilman Stan McCormick
Councilman Bobby Rosenthal
Mayor Pro-Tempore Jill Souter
Councilman Bill Kiel
Councilwoman Susan Harwell

Also attending were:

City Manager Rebecca Waldman
Assistant to City Manager/Information Technology Manager Marian Ramirez
Finance Director Cynthia Barr
Human Resource Manager/Deputy City Secretary Judith E. Surratt
City Secretary Denise M. Silva
Public Works Director Shawn P. Eddy
Community Development Director Ann McGlone
Police Chief Rick Pruitt
Fire Chief Bill Hagendorf
Asst. Fire Chief/EMS Administrator Bill Woodward

Absent:

City Attorney Mike Brennan

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Mayor Louis Cooper called the meeting to order at 3:15 p.m.

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City Manager Rebecca Waldman reviewed the highlighted items on the FY08 Strategic Action Plan Update which were corrections or additions made by staff as well as changes based on City Council's input at their work session on June 9, 2008.

Ms. Waldman informed City Council that an item on the agenda for that evening was pulled. She explained that the item topic was discussion of modified work hours as an option to address employee concerns regarding high fuel costs. Ms. Waldman explained that the item will be referred to the Accountability and Management Committee and reviewed by City Council, possibly during the budget process.

Ms. Waldman also informed City Council that the Special Building Heights for schools and churches will be returning to City Council on July 21, 2008. Ms. Waldman

explained that the agenda caption was not broad enough to include the action taken by City Council on June 9, 2008.

Councilwoman Jill Souter stated that Ms. Cynthia O'Connor, School Board Trustee with the Alamo Height Independent School District (AHISD) had contacted her and had several questions related to the recent action taken by City Council concerning the special height regulations for permitted institutions such as schools and churches. Councilwoman Souter suggested meeting with the school district before the July 21st City Council meeting to explain the action made by City Council and clarify any misunderstanding. Councilman Bobby Rosenthal stated that the school district should be made aware of changes that affect them.

Public Works Director Shawn Eddy answered City Council's questions concerning the Olmos Dam and clarified that only a very small portion of the bridge is owned by the City of Alamo Heights. Mr. Eddy explained that the majority of the property, including the land, structure and road, was deeded to the City of San Antonio by the City of Alamo Heights when the City of San Antonio made the improvements to the dam. Mr. Eddy stated that staff has forwarded the documentation they found concerning ownership of the property and will follow-up with the City of San Antonio to make sure they are aware of their responsibility.

Ms. Waldman reviewed items highlighted on the Proposed FY09 Strategic Action Plan which were corrections or additions made by staff, as well as changes based on City Council's input at their work session on June 9, 2008. Police Chief Pruitt explained the capability of the Brazos Ticket Writer software and equipment.

Councilman Stan McCormick arrived at 3:29 p.m.

Ms. Waldman noted and explained the addition of an item brought forward from the FY08 Strategic Action Plan to continue to explore opportunities to strengthen coordination/collaboration with Terrell Hills, Olmos Park and AHISD. Mayor Cooper suggested adding Bexar County to the list. Ms. Waldman suggested adding San Antonio Water System (SAWS) and City Public Service (CPS) to the list as well. Ms. Waldman recommended adding the consideration of the development of a City Energy Conservation Plan.

Ms. Waldman noted that the language for the action step concerning the Comprehensive Plan was expanded as requested by Council. At this time, Community Development Director Ann McGlone showed a powerpoint presentation summarizing the Comprehensive Plan, proposed scope, process and time line. Ms. McGlone provided background information, explained what would be involved in the process and described the purpose of the Comprehensive Plan. She noted that the proposed scope should contain a vision statement which would be a statement of objectives for Alamo Heights concerning Council's vision of the future. Ms. McGlone indicated that baseline conditions should be included and provided examples.

Ms. McGlone reviewed the following categories which would be included in the Comprehensive Plan: Land Use Plan, Residential, Commercial and Economic Development, Transportation, Natural and Cultural Resources, Utilities and Community

Facilities, and Public Safety. Ms. McGlone provided a list of items under each of the categories and asked Council to forward items they would like to see added. Ms. McGlone noted that compiling the proposed scope would include the cooperation of other governmental entities. (A copy of this presentation is attached to the minutes of this work session.)

Ms. McGlone presented a proposed process and timeline to initiate the steps needed prior to public hearing and consideration of the Comprehensive Plan. The timeline would begin Summer 2008 to establish the scope of the plan and baseline conditions, meet with community stakeholders, and establish a process for community input. During Fall 2008, community sessions, meetings with institutions, agencies, other governments and regulatory authorities. Ms. McGlone mentioned plans of conducting a Community Charrette event during October. During Fall and Winter 2008, a preliminary comprehensive plan would be developed and a second meeting would be conducted with community stakeholders. The proposed timeline includes conducting a Community Open House and Public Hearing prior to Council consideration of adopting the Comprehensive Plan during Spring 2009.

Ms. McGlone reported that the proposed scope, process and timeline were favorably reviewed by the Neighborhood Character and Commercial Revitalization Committee. Ms. McGlone returned to the Comprehensive Plan in the Proposed FY09 Strategic Action Plan and explained that the action steps were based on the proposed timeline. Ms. McGlone asked City Council to forward to her any proposed additions or changes to the recommended categories.

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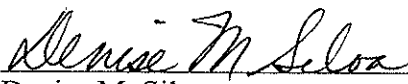
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Mayor Cooper adjourned the work session at 4:00 p.m.



Louis Cooper
Mayor



Denise M. Silva
City Secretary



City of Alamo Heights

Comprehensive Plan Proposed Scope, Process and Time Line

Presented By: Ann McGlone
Community Development Director
City Council Meeting
Work Session
June 23, 2008



City of Alamo Heights

Background

- City Council has directed staff to undertake a Comprehensive Plan which will become the community's official policy guide for physical improvement and development.
- In June of 2008 the City created a Department of Community Development to manage, create and implement the Plan.



City of Alamo Heights

Comprehensive Plan

- Considers not only the immediate needs and concerns of the community, but projects needs 5-15 years in the future
- Provides a basis for zoning, building regulations and capital improvement plans
- Allows a community to manage change
- Is responsive to the needs and perceptions of residents, business owners, employees, visitors and other stakeholders



City of Alamo Heights

Comprehensive Plan

- Conduct a Planning Process that combines:
 - Public Involvement
 - Data Analysis
 - Creative Thinking
- Facilitates planning for a future that maintains neighborhood character and quality of life while guiding positive change



City of Alamo Heights

Purpose

To create a pro-active process to help our community guide development and redevelopment, protect resources, provide services efficiently and minimize surprises and conflicts in the future.



City of Alamo Heights

Proposed Scope

A. The Vision

Cohesive statement of objectives for Alamo Heights concerning our vision of the future. These will be broad statements about who we are as a City, what we want to become, and what quality of life issues are important to us now and in the future.



City of Alamo Heights

Proposed Scope, cont'd

B. Baseline Conditions

- History, 1965 Comp Plan, State Law
- Current Zoning
- Land Use
- Demographics
- Topographic studies
- Traffic Studies
- Natural resource survey
- FEMA Maps
- _____ ?



City of Alamo Heights

Proposed Scope, cont'd

C. Land Use Plan

- Multi-family and Single family density and interface
- Office and Commercial interface with residential
- Mixed-Use Development
- _____ ?



City of Alamo Heights

Proposed Scope, cont'd

D. Residential

- Preservation of character of residential neighborhoods
- Multi-Family development regulations and density standards
- Demolitions
- Single-Family Residential standards
- _____ ?



City of Alamo Heights

Proposed Scope, cont'd

E. Commercial and Economic Development

- Redevelopment of commercial corridors along Broadway and Austin Highway
- Strategies to encourage local shopping
- Strategies for encouraging a diverse and sustainable economy
- Signage standards
- Streetscape, street furniture, bicycle racks, trash receptacles
- _____ ?



City of Alamo Heights

Proposed Scope, cont'd

F. Transportation

- Traffic and Signalization
- On and off-street parking
- Pedestrian and Bicycle Routes
- Sidewalks and crosswalks
- Bus stops and shelters
- Accessibility issues
- _____ ?

11



City of Alamo Heights

Proposed Scope, cont'd

G. Natural and Cultural Resources

- Green spaces and pocket parks
- Walking and nature trails
- Dog parks and pet stations
- Opportunities for Public Art
- Preservation of Cultural Resources
- _____ ?

12



City of Alamo Heights

Proposed Scope, cont'd

H. Utilities and Community Facilities

- Water and Sewer
- Streets and Drainage
- Lighting
- Sustainable Community
- Municipal Facilities
- CPS Energy CIED monies
- _____ ?

13



City of Alamo Heights

Proposed Scope, cont'd

I. Public Safety

- Police
- Fire
- Code Compliance
- Cell phone usage in School Zones
- Smoking in Public Places
- _____ ?

14



Proposed Scope, cont'd

J. Intergovernmental Cooperation

- San Antonio
- Terrell Hills
- Olmos Park
- Bexar County
- _____ ?
- TXDOT
- FEMA
- San Antonio River Authority
- Corp of Engineers

15



Proposed Scope, cont'd

K. Implementation

- Priorities and Timelines
- Code Changes
- Funding Options
- _____ ?

16



City of Alamo Heights

Proposed Process and Timeline

Summer 2008

- Establish the Scope of the Plan
- Establish Baseline Conditions
- Meet with Community Stakeholders
- Establish a process for community input
- Determine number and services needed by outside consultants

17



City of Alamo Heights

Proposed Process and Timeline

Fall 2008

- **Community Visioning Sessions**
 - Neighborhood Residents meetings
 - Commercial Owners
 - Schools, Cambridge and AHHS
 - Churches
 - Special Interest Groups
- Meetings with institutions, agencies, other governments and regulatory authorities
- **Community Charrette**

18



City of Alamo Heights

Proposed Process and Timeline

Fall and Winter 2008

- Develop Preliminary Comprehensive Plan
- Brief NCCR, City Council and the Boards & Commissions
- Second Meeting with Community Stakeholders
- Make adjustments to plan as reflected in Community Meetings

10



City of Alamo Heights

Proposed Process and Timeline

Spring 2009

Community Open House

Cost Estimates and Council priorities

Implementation Plan

Public Hearing and Consideration at

Planning and Zoning Commission

**Public Hearing and Consideration of
Comprehensive Plan by City Council**

20